

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Monmouth County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,610,550**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	92.66 %	91.13 %	16	92.82 %	44	45	
% of Funds Disbursed	83.76 %	81.36 %	15	82.38 %	45	45	
Leveraging Ratio for Rental Activities	6.33	4.44	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	77.49 %	85.57 %	23	80.69 %	27	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.05 %	65.31 %	8	67.01 %	61	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.41 %	82.85 %	10	79.23 %	71	64	
% of 0-30% AMI Renters to All Renters***	70.12 %	44.34 %	6	44.47 %	90	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.51 %	95.80 %	21	93.93 %	30	30	
Overall Ranking:			In State:	7 / 27	Nationally:	82	80
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,292	\$26,611		\$24,984	164 Units	14.30	%
Homebuyer Unit	\$13,671	\$16,432		\$14,192	593 Units	51.80	%
Homeowner-Rehab Unit	\$0	\$14,952		\$20,036	0 Units	0.00	%
TBRA Unit	\$12,767	\$7,702		\$3,164	387 Units	33.80	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monmouth County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$127,285	\$103,997	\$0
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	75.5	57.8	0.0	38.0
Black/African American:	18.1	30.9	0.0	52.5
Asian:	0.0	1.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	0.6	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.3	0.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.3

ETHNICITY:

Hispanic	4.5	8.1	0.0	8.8
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HOUSEHOLD SIZE:

1 Person:	86.5	27.2	0.0	33.9
2 Persons:	6.5	25.0	0.0	26.6
3 Persons:	4.5	19.9	0.0	17.1
4 Persons:	1.9	14.9	0.0	11.6
5 Persons:	0.6	9.5	0.0	7.2
6 Persons:	0.0	2.5	0.0	3.1
7 Persons:	0.0	0.7	0.0	0.3
8 or more Persons:	0.0	0.3	0.0	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.6	29.1	0.0	54.8
Elderly:	49.7	0.2	0.0	18.9
Related/Single Parent:	3.9	34.8	0.0	16.0
Related/Two Parent:	3.2	24.7	0.0	5.7
Other:	2.6	11.3	0.0	4.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.5	0.0 [#]
HOME TBRA:	0.0	
Other:	51.0	
No Assistance:	35.5	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monmouth County Consortium

State: NJ

Group Rank: 82
(Percentile)

State Rank: 7 / 27 PJs

Overall Rank: 80
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	77.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	75.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.41	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	94.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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